



Land
 Status: **ACTV**
 Area: **151**
 Address: **44W361 II Route 64 , Maple Park, IL 60151**
 Directions: **South West corner of Rt 47 and Rt 64.**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **191.28X40.28X173.36X194.03X271.24X65.07**
 Ownership: **Fee Simple**
 Corp Limits: **Lily Lake**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

MLS #: **11719437**
 List Date: **02/15/2023**
 List Dt Rec: **02/15/2023**
 Contract Date:
 Financing:
 Subdivision:
 Township: **Campton**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath: **No**

List Price: **\$399,000**
 Orig List Price: **\$695,000**
 Sold Price:
 Rental Price: **\$0**
 Rental Unit:
 Mkt. Time (Lst./Tot.): **671/671**
 Concessions:
 Contingency:
 County: **Kane**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **LOCATION, LOCATION, LOCATION! 1.21 acre prime corner commercial lot at stop light intersection of State Rt 64 & State Rt 47 with traffic counts of over 9,000 per day (IDOT). Wide curb cuts off both state highways. Lot is improved with 28' x 30' building, well, septic, and billboard at south side of property. Neighboring property on opposite corner is currently a gas station and is in the process of adding an additional retail space with drive thru, indoor and outdoor storage facility, and office space. This location is set to pop and now is the time to get in before values go higher. This lot is ideal for most any business idea you have. Commercial trade area reports are available. Boundary and Topographic survey is already complete.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (302) Junior High: (302) High School: (302)	Special Assessments: No Special Service Area: No	Amount: \$8,320.04 PIN: 0818454010 Mult PINs: No Tax Year: 2022 Tax Exmps: None	Waterfront: No Acreage: 1.21 Appx Land SF: 52833 Front Footage: 404.9 # Lots Avail: Farm: No Bldgs on Land?: Yes
	Zoning Type: Commercial Actual Zoning: B-1		

Laundry Features: Lot Size: 1.0-1.99 Acres Lot Size Source: Survey Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Corner Land Desc: Floodplain, Irregular Land Amenities: Farms Type: Bldg Improvements: Current Use: Commercial Potential Use: Commercial Location: Corner, Mixed Use Area Known Liens:	Ownership Type: Frontage/Access: Signal Intersection, State Road Driveway: Road Surface: Asphalt Rail Availability: None Tenant Pays: All Utilities Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Gross Loans: Equity: Relist: Seller Needs: Seller Will: Other	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Central Air Heating: Gas, Forced Air Utilities to Site: Electric to Site, Gas to Site, Septic-Private, Well-Private General Info: Flood Zone (Partial) Backup Package: No Backup Info: Existing Survey Possession: Closing Sale Terms:
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Broker Private Remarks: **Earnest money must be certified funds. Seller to provide boundary and topographic survey from 2021 as shown under the additional information tab. Building has been unoccupied since 2020. Commercial trade area reports are attached under the additional information tab.**

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell ? Where is the Buyer Agency	Remarks on Internet?: No VOW Comments/Reviews: No Holds Earnest Money: Yes Addl. Sales Info.: None	Addr on Internet?: Yes Lock Box: Broker Notices:
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Compensation?	Cont. to Show?:	Expiration Date:
Showing Inst: Contact listing broker Owner: Canada Corners, LLC Broker: Castle View Real Estate (93023) / (815) 748-4663 List Broker: Thomas Vierig (931509) / (815) 508-1918 / realtortomv@gmail.com CoList Broker:	Ph #:	02/13/2025 Broker Owned/Interest: No
		More Agent Contact Info:

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